



SUNNY COTTAGE

ST JAMES, SOUTH ELMHAM, HALLSWORTH, LP19 0HS



A charming and character-filled cottage in the peaceful village of St James South Elmham, offering two double bedrooms, a bright living room with multi-fuel burner, a garden room, and a modern kitchen.

Nestled in the picturesque village of St James South Elmham, this charming and characterful cottage is a must-see. Upon entering via the practical storm porch, the home immediately reveals its personality through the original internal front door—a delightful feature that sets the tone for the rest of the property. To the left of the entrance hall lies a bright and welcoming living room, rich in period character. It enjoys pleasant views over the front garden and surrounding fields, and is centred around a multi-fuel burner—perfect for creating a cosy atmosphere. At the rear of the house, the dining area comfortably accommodates a good-sized table and opens into a spacious and versatile garden room. This additional living space, complete with heating and double doors to the rear patio, is ideal for year-round use.

The modern kitchen, located at the back of the property, features a stylish range of Shaker-style wall and base units, integrated oven, ceramic hob with extractor, fridge/freezer, and plumbing for both a washing machine and dishwasher. A convenient downstairs WC is located off the entrance hall.

Upstairs, the attractive staircase leads to a spacious landing, two double bedrooms, and a family bathroom. The primary bedroom at the front was previously two separate rooms, offering generous proportions, a dedicated dressing area, built-in storage, and ample space for freestanding furniture. The second bedroom, overlooking the rear garden, is another generous size. The well-appointed bathroom includes a bath with overhead shower, wash basin, and WC.

The approach to the property is equally inviting, with a generous, double-gated shingle driveway providing parking for several vehicles. Side access from the driveway leads to the enclosed rear garden, which has been thoughtfully maintained and designed for ease of care. This family- and pet-friendly space includes mature planting, a patio ideal for outdoor dining and a lawned area.

Additional features include a spacious outbuilding—formerly a garage—which offers excellent potential as a workshop, studio or home office.

Tenure - Freehold

SERVICES - Mains water and electricity are connected to the property. Heating is by way of electric radiators and there is a multi-fuel burner located in the sitting room. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY – East Suffolk – band C

EPC – D

VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.



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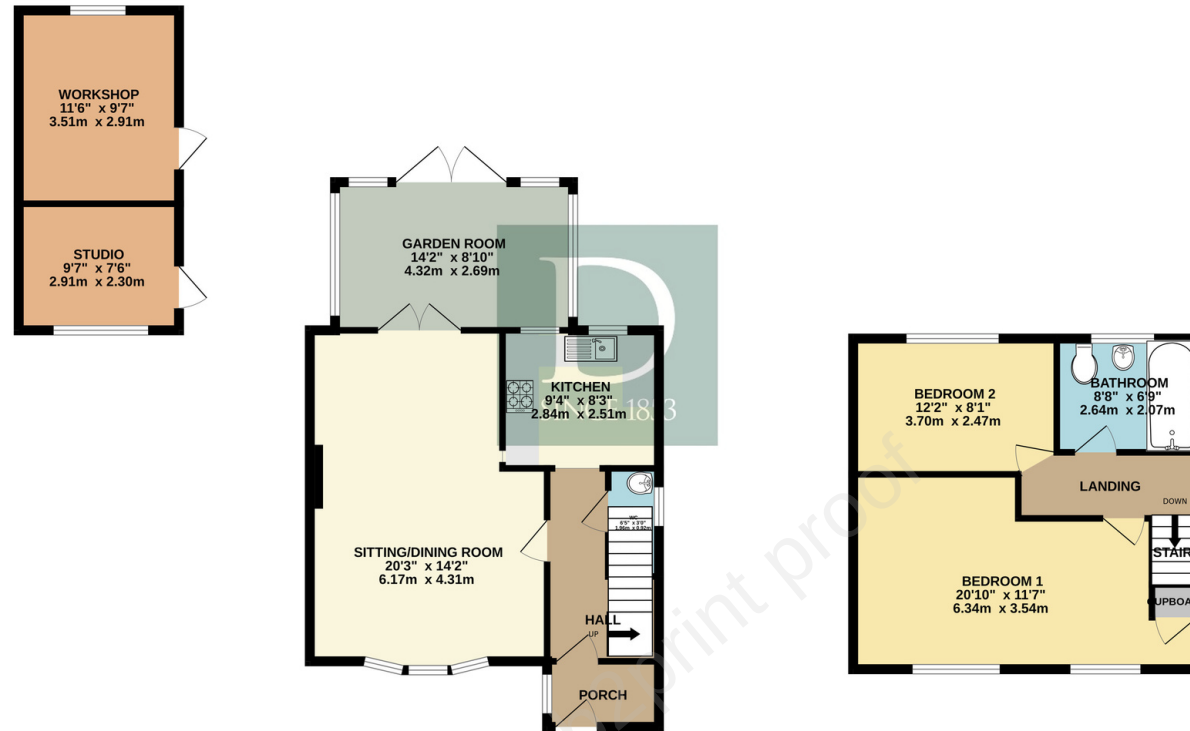




FLOOR PLAN

GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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